

Weare Conservation Commission
Special Meeting
October 26, 2004
+++++Draft Copy+++++

In attendance were: Tom Carr, Steve Najjar, John Ciampi, Mike and Sandy Boyko, Andrea Alderman, Paul Koscuizek.

Purpose – this special meeting has been convened in order to entertain motion for authorization to spend Conservation Fund money for appraisal of the Frank Bolton property.

Discussion:

- Steve began by giving an overview of the Frank Bolton property. He pointed out attributes which included recreational value, an ATV trail, fishing opportunities, Wood Turtle breeding on the property, unfragmented forest, possible archaeology site, unidentified mussels in brook (Center Brook), 17 acres of agricultural land, unique habitat, and a managed forest.
- It is undecided at this juncture concerning how to handle the football practice field.
- An appraisal is needed before negotiations with Mr. Bolton can continue.
- Mr. Bolton would like the Town to purchase outright, the 90 acre property, and to establish a life estate, with restrictions, so he can maintain control on the property while he is still alive. And he would like to relinquish development rights on the 17 acre field in lieu of paying taxes on it.
- Mike asked the cost of the appraisal, and Tom replied +, - \$350.00. Afterwards there will be a title search expense incurred following the sales agreement.

Vote – Tom asked for a motion to expend funds from the Conservation Fund, up to \$1000., to cover the costs associated with appraising the Frank Bolton property. Steve made the motion and Pat 2nd. All approved and the motion carried.

Post Vote Discussion:

- Tom stated that Margaret Watkins, of the PWA, should be involved after the appraisal, to help set up Mr. Bolton's property as conservation land.
- Steve recommended putting an easement on the 90 acres as well, instead of the town purchasing it, for a total of 107 acres in easement.
- Pat suggested that Frank should give the easement to the PWA from the start. She also stated that the Committee should maintain rapport with Paul Doshier, of the Forest Society, for advice and guidance on this matter.
- Steve read a letter from Mr. Robert French who owns some 500 acres in Weare and has no interest in developing it. Steve recommends we start

- building a relationship with him. At this time, there is no immediate threat his property will be lost to development.
- Mike maintained that getting a warrant article on the ballot would be great, especially in terms of getting the ball rolling and as a psychological encouragement.
 - Sandy made mention that there has been some criticism of the OSC in which it is not following the agenda established at the Community Profile meeting. Tom replied that the OSC is now officially a subcommittee of the WCC so is now following the procedures established by that entity.
 - Tom pointed that the Committee needs to set up an informational meeting with the Select Board. No time has been set at this time.
 - Pat moved to officially end this out of cycle meeting of the WCC. John 2nd. Motion carries. Meeting adjourned 7:40 PM.

Respectfully Submitted as a True Record,

John Ciampi(for Jean Heinemann)

cc: Town Clerk
BOS
Commission Files